

13. PARKS AND RECREATION

INTRODUCTION

The parks and recreation element of the Comprehensive Development Plan (CDP) provides a framework for comprehensive parks and recreation planning and serves as a policy guide for implementation of such planning efforts. Much of the inventory and policies in this element come from the Atlanta Parks, Open Space, and Greenways Plan, which was adopted into the CDP in December 1993. Additional policies include those associated with the Georgia Greenspace Program.

The Atlanta Parks, Open Space and Greenways Plan is the result of three years of consensus building among the City, the Mayor's Green Ribbon Committee, the NPUs and various special interest groups. The plan offers a new way to accommodate the movement of Atlantans around their city. It achieves this by providing safe and accessible recreation opportunities for all citizens, protecting and enhancing natural, historic and cultural resources, bringing economic investment to neighborhoods and commercial areas and physically and socially unifying the City.

INVENTORY AND ASSESSMENT

The Inventory and Assessment is divided into five areas: (1) open space and greenways, (2) parks and recreational facilities, (3) special event sites, (4) maintenance and management, and (5) funding.

OPEN SPACE AND GREENWAYS

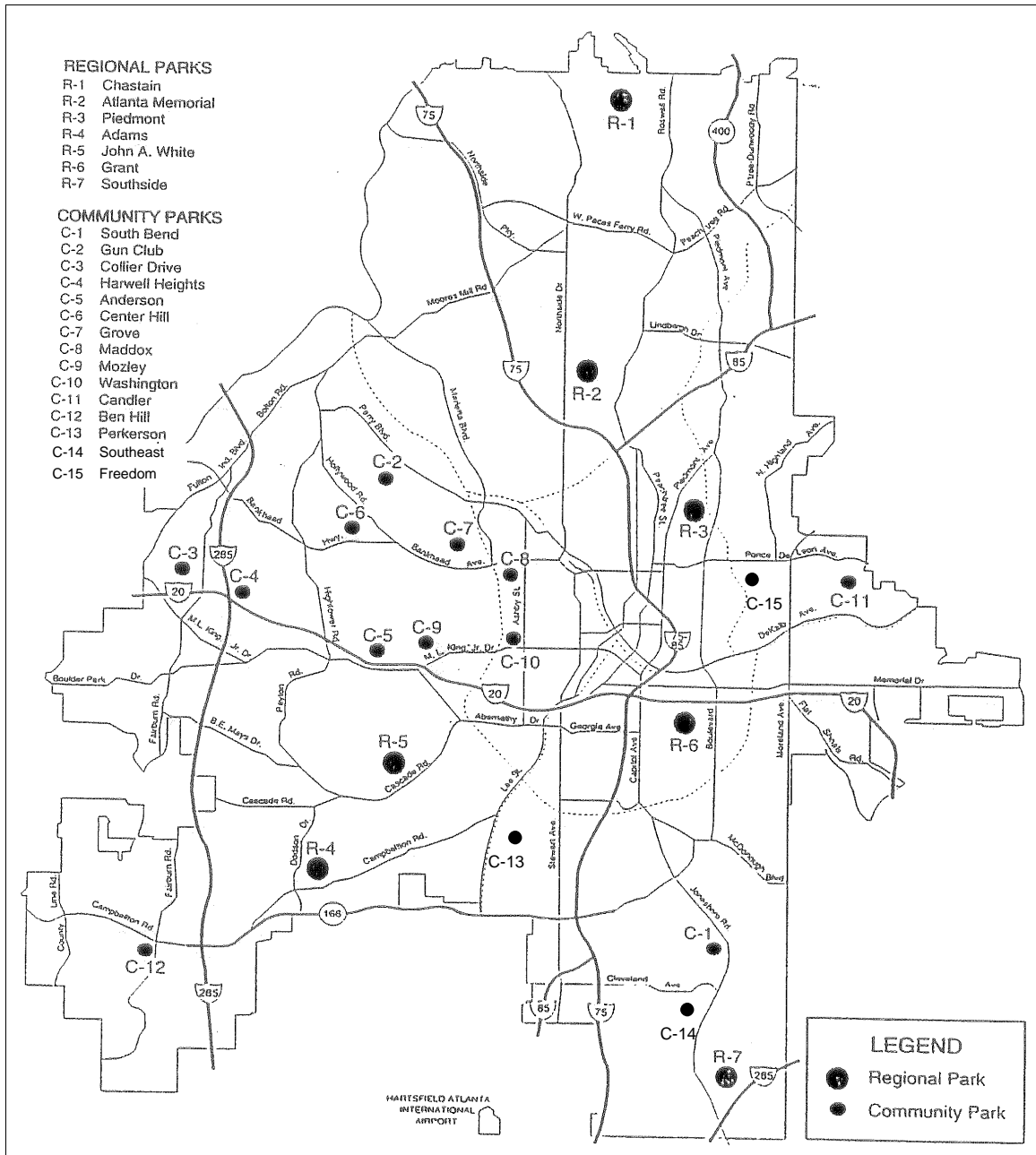
CURRENT CONDITIONS: OPEN SPACE AND GREENWAYS

The Atlanta parks system consists of approximately 3,200 acres, or approximately 3.75% of the City's land area. City parks vary in size from nature preserves to regional parks and from small recreation centers to large cultural complexes, such as the Atlanta Civic Center and the Chastain Park Amphitheater. Atlanta is also home to two National Park Service properties: the Martin Luther King, Jr. National Historic Site in downtown Atlanta, and the Chattahoochee National Recreation Area in North Atlanta and Cobb County. Centennial Olympic Park, located in downtown Atlanta, is operated by the State of Georgia.

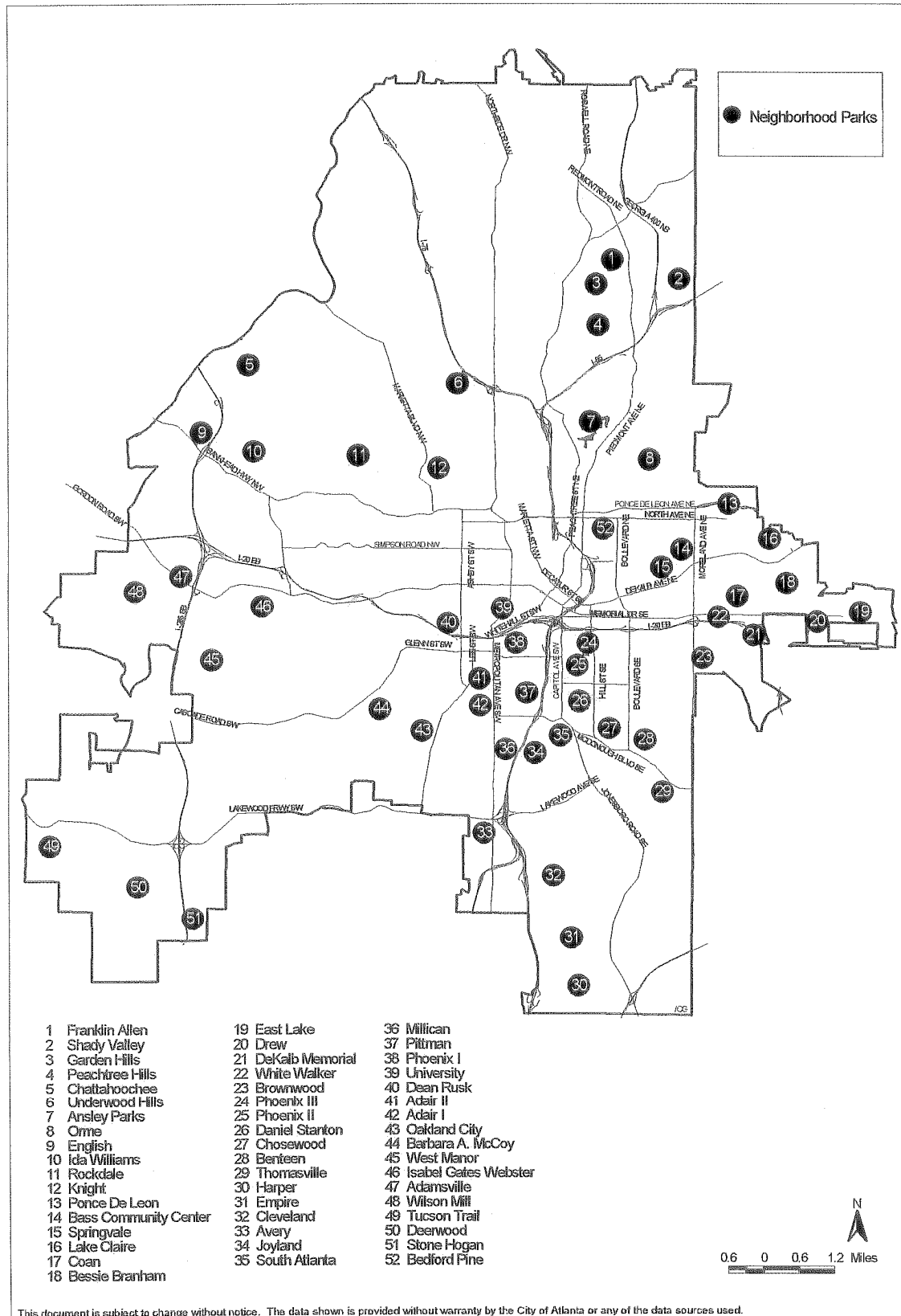
The City's parks inventory includes eight regional parks, 14 community parks, and 53 neighborhood parks (refer to Map 13-1 and Map 13-2). It also includes 47 block parks. In addition, there are six conservation parks and six other special facilities.

A report by the Trust for Public Land ranked Atlanta among cities of similar size and population density by the amount of parks and greenspace acreage available for its citizens. (Source: Harnick, Peter. *Inside City Parks*. Washington DC: Urban Land Institute, 2000). With the recent availability of greenspace funding sources, as well as a growing support for parks and greenspace among the public and elected officials, the City intends to remedy this shortage in the coming years.

Map 13-1: Regional and Community Parks



Map 13-2: Neighborhood Parks



ANTICIPATED FUTURE CONDITIONS: OPEN SPACE AND GREENWAYS

The City of Atlanta's population increased by approximately 5 percent between 1990 and 2000. This will increase the City's present core parkland deficit in terms of acreage per capita unless new parkland is acquired. Refer to Demographic Section of the CDP for further discussion of population growth.

CURRENT POLICIES: OPEN SPACE AND GREENWAYS

1. Meet or surpass 10 acres of parkland per 1,000 persons by the year 2005.
2. Unify the City by linking neighborhoods through greenway development.
3. Preserve, enhance, and expand the undeveloped flood plain along the Chattahoochee River as public open space.
4. Provide public parks and plazas in commercial areas, to include spaces for socializing, special events, outdoor dining, sculpture, fountains, landmarks and gateways.
5. Protect existing open space from overuse due to special events.
6. Acquire community parks in areas that are underserved.
7. Strengthen neighborhood unity and stability by creating neighborhood parks that increase opportunities for neighbors to interact.
8. Protect existing open space by prohibiting any recreational or non-recreational facility.
9. Ensure that each park's site characteristics meet the park planning guidelines outlined in the Parks, Open Space and Greenways Plan.
10. Preserve and enhance the City's environmental resources through the implementation of the Parks, Open Space and Greenways Plan.
11. Establish the acquisition and protection of passive open space for future generations as the first funding priority.

CURRENT PROJECTS: OPEN SPACE AND GREENWAYS

GEORGIA GREENSPACE PROGRAM

Georgia State Bill 399, passed in July 2000, establishes a framework within which developed and rapidly developing counties, and their municipalities, can preserve community greenspace. It promotes the adoption, by such counties and cities, of policies and rules that will enable them to preserve at least 20 percent of their land areas as connected and open greenspace to be used for *informal* recreation and natural resource protection. "Greenspace" means permanently protected land and water, including agriculture and forestry land, that is in its undeveloped, natural state or that has been developed only to the extent consistent with, or is restored to be consistent with, one or more of a list of goals for natural resource protection or informal recreation.

The bill creates a Georgia Greenspace Commission, which reviews and approves community greenspace programs submitted by eligible counties and municipalities. Also, the bill creates a Georgia Greenspace Trust Fund, which includes appropriated state, federal, and donated funds. The monies appropriated to the fund are reserved for grants to certain counties and cities to defray the costs of acquiring real property or conservation easements, which permanently protect greenspace. The total grant amount available to the county is shared with cities proportionally to the population within each jurisdiction.

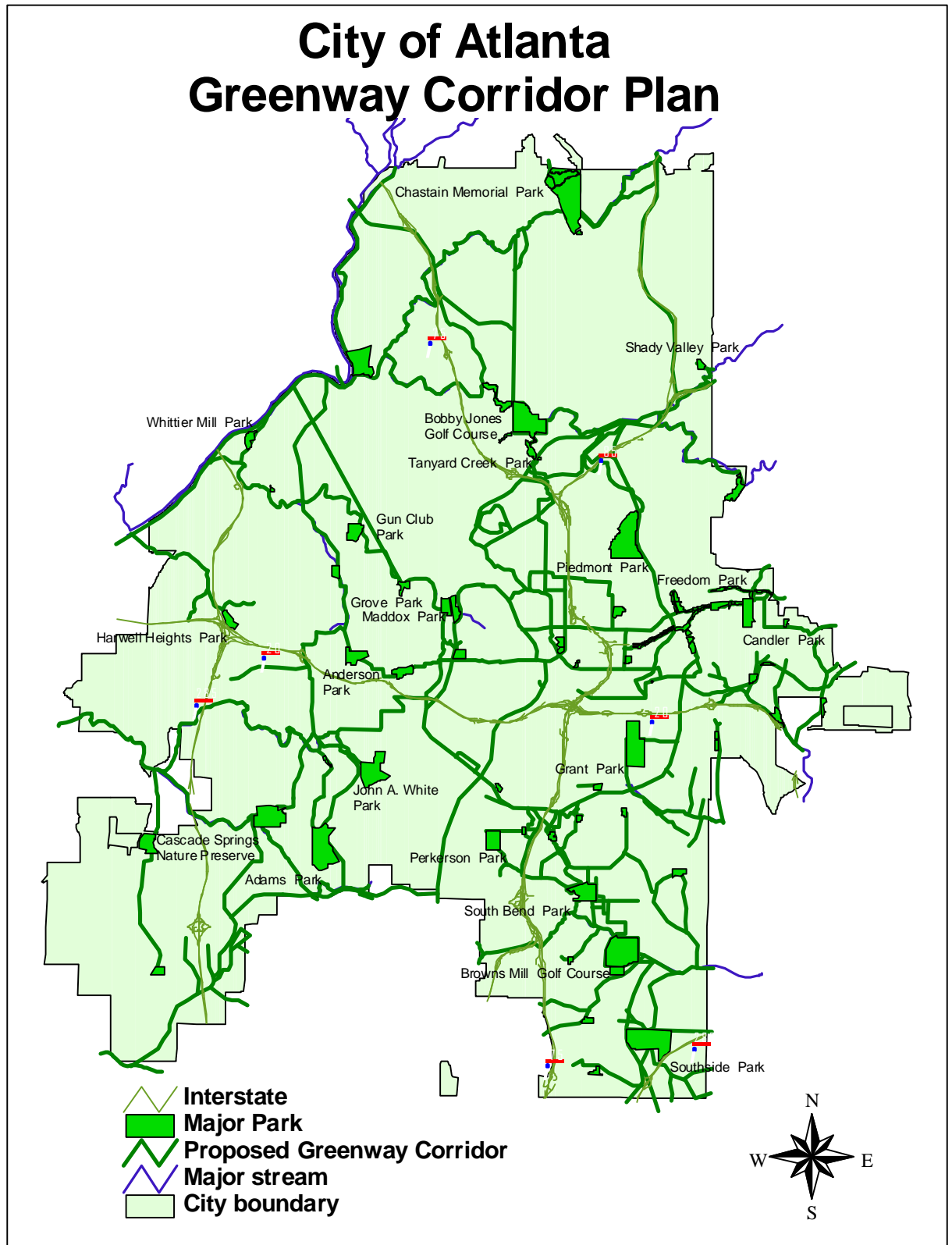
The City of Atlanta's Community Greenspace Program was approved by the Georgia Greenspace Commission in March 2001 and again in April 2003. The City will receive approximately \$2.5 million from Fulton County and approximately \$180,000 from DeKalb County in 2002. The Georgia State Legislature cut funding for the program in 2003; however some portion of the funds may be reinstated in 2004. The program's goal is eventually to protect 20 percent- or 16,896 acres- of the City's geographic area as open greenspace. The goal is to protect permanently from development the following types of land: floodplains/wetlands, urban forests, greenways, nature preserves, existing passive parks, new parks, and vacant/undeveloped land.

In 2001 the City Council approved a 2-phase acquisition program for allocating Georgia Greenspace Program funds and Park Impact Fees to various project areas around the City. The Department of Planning and Community Development and the Department of Parks, Recreation and Cultural Affairs will complete much of the acquisition by June 2004.

QUALITY OF LIFE BOND PROGRAM

Public plazas and greenspace (including greenspace enhancements and livable communities improvements) is a category included in the 2000 Quality of Life Bond (approved by voters November 7, 2000). Specific projects will provide for walkways, bike trails and park amenities to allow public access to more greenspace activity areas. \$15 million in funds may be used for land acquisition, construction, reconstruction, renovation, equipping, improvement and repair of public plazas and greenspace related public improvements.

Map 13-3. Greenway Corridor Plan



PIEDMONT PARK MASTER PLAN

The development of a master plan for Piedmont Park represented the cooperative involvement of the Atlanta City Council; the City's Departments of Planning and Development and Parks, Recreation and Cultural Affairs; the Piedmont Park Conservancy; neighborhood and community interests; and other groups. The initial planning effort began in mid-1993 and was completed with the adoption of the master plan in the latter part of 1995. Because of the historical significance of the park along with its central role in providing both active and passive recreational services to City and Region residents, and the active partnership of the Piedmont Park Conservancy with the City in ensuring that the recommendations of the plan are carried out, serves as one of the principal marketing tools for obtaining private and public funding for improvements and as a guiding vision for the long-term preservation of the park.

CHATTAHOOCHEE RIVER PARK

The Chattahoochee River Park is proposed to link the National Recreation Area at the northern City limits, and also with Sweetwater Creek State Park on Camp Creek Parkway, four miles south of the Fulton County Airport and the southern City limits. The park is being created in conjunction with the Trust for Public Land. The Whittier Mill Park was purchased and is being developed as part of this project. Also as part of this project, trails have been constructed on the R.M. Clayton Water Reclamation Center property. In addition, conservation easements allowing trail access have been acquired from several industrial landowners adjacent to the river. Acquisition efforts for the remainder of the park are ongoing.

GRANT PARK MASTER PLAN

The Grant Park Master Plan was approved by the Grant Park Neighborhood Association, NPU-W and City Council in April 1999. Some of the recommendations of the Master Plan and infrastructure plan are being implemented through the 1994 general obligation bond funds.

GREENWAY CORRIDORS

Greenways are linear parks that serve as conservation corridors. A system of greenways is proposed throughout the City to connect all major parks, stream corridors, and public spaces (Map 13-5). Greenways will create a continuous chain of dedicated public open space and recreational opportunities. Greenway Corridor projects are listed in both the Natural Resources and Transportation sections of the CDP.

GREENWAY TRAILS

Greenway trails are recreation and transportation facilities within greenways (see definition in “Greenway Corridors” above). They serve a recreation, transportation, education, environmental, and historic preservation function for a wide variety of users. Greenway trail projects are listed in the Transportation and Natural Resources sections of the CDP.

SOUTHSIDE PARK EXPANSION

City softball fields and soccer fields are inadequate to meet the demands of City leagues. In an effort to address the need for youth activities, particularly in summer months, expansion of Southside Park, the City's only softball park, is planned as part of Year 2000 Quality of Life bond projects.

CHASTAIN PARK MASTER PLAN

The Department of Parks, Recreation and Cultural Affairs is completing the updates to the 1984 master plan for Chastain Park in 2003.

OLMSTED LINEAR PARK MASTER PLAN

Completed about 1996, the Olmsted Linear Park Master Plan is a fine example of effective public/private partnerships. The plan is being implemented in all sections of the park. The implementation is a project of a Parks Department partner, the Olmsted Linear Park Alliance, which has raised significant funds for improving the historic park.

THE CULTURAL RING

A proposed cultural ring around Downtown and Midtown will consist of a circular greenway park with a pedestrian/bicycle trail that will coincide with more than 20 cultural facilities and historic districts and sites. Regional and national arts events will be held annually in and around the cultural ring, which will contain numerous historic sites and structures for staging art shows, craft shows, sculpture displays, theater, dance, concerts, lectures, conferences and other special events. This greenway will generally follow the route of abandoned rail lines around Downtown and Midtown. The northeast quadrant will be a rail/trail that will share use with the Amtrak trains, on their way to the future Downtown multi-modal facility.

PARKS AND RECREATIONAL FACILITIES

CURRENT CONDITIONS: PARKS AND RECREATIONAL FACILITIES

There are 32 recreation centers with 18 gyms, three indoor and 16 outdoor pools, three arts and craft centers, five tennis centers and other special recreational facilities, such as J. A. White Junior Training Golf Course, Southside Sports Complex, and Lake Allatoona Resident Camp.

COMMUNITY CENTERS

The City's recreation centers are grouped into two basic categories:

- Fourteen recreation centers without a gym
- Eighteen recreation centers with a gym and one or more activities

Several shortcomings of the City's community recreation center system are evident from the pattern of service areas for the centers. One problem is that Atlanta has built many small centers close together creating overlapping service areas and increased maintenance and programming costs. In addition, significant gaps exist in service softball, football, track and field, baseball and cheerleading. Soccer programs are being developed. The Tennis Division operates five tennis centers and offers adult and youth instructional programs. In many areas citizens must travel an unusual distance (compared to residents of the service areas) to reach City recreation facilities.

A few facilities are not accessible to all populations. Some neighborhoods have inadequate sidewalks and no bikeway facilities to their parks. Children may not have suitable routes in which to bike or walk to the facility. Neighborhood residents may not be able to walk to a park and may find no place to park if they drive.

SWIMMING POOLS

The City owns 21 pools - five natatoriums and 16 outdoor pools. The pools have many of the same problems as other major recreational structures. New indoor pools have been built for Adamsville and Washington Park.

JOINT USE FACILITIES

1. Several schools use city parks as their recreation areas. These include Benteen Elementary, Cleveland Avenue Elementary, Drew Elementary, Dunbar Elementary and Kennedy Middle School.
2. Five community facilities are major joint-use facilities: Dunbar (NPU-V), Georgia Hill (NPU-W), M. L. King (NPU-M), JFK (NPU-L) and Southeast Atlanta (NPU-Y). JFK is administered by the Atlanta School System; the other four are administered by the City's Department of Parks Recreation and Cultural Affairs.
3. While many of AHA's housing projects are served by nearby parks and recreation facilities, seven projects have on-site or adjacent DPRCA-developed and -operated parks, pools or recreation centers specifically to serve housing project residents.

RECREATION PROGRAMS AT DPRCA FACILITIES

Program development areas administered by the Bureau of Recreation include aquatics, athletics, tennis, special populations, and coaches' certification. The Aquatics Division operates indoor and outdoor pools, provides instructional programs in swimming, and has developed the City's youth competitive swim team, the Atlanta Dolphins. The Athletics Division operates the City's adult league plan in football, flag football, basketball and softball and youth team programs. The Special Population Division offers programs for senior citizens and for persons who are both physically and mentally disabled. This division also conducts the Bureau's outdoor camping programs and operates the Lake Allatoona Facility. The new Coaches' Certification Program is taking the lead in providing training to youth coaches.

During the summer, the bureau's districts and divisions focus on Camp Best Friends, the largest youth day-camp program in the country, serving over twelve thousand young people at seventy-five sites. The summer-camp program has become one of the bureau's most successful programs, offering children age five and up a variety of educational, recreational and cultural activities.

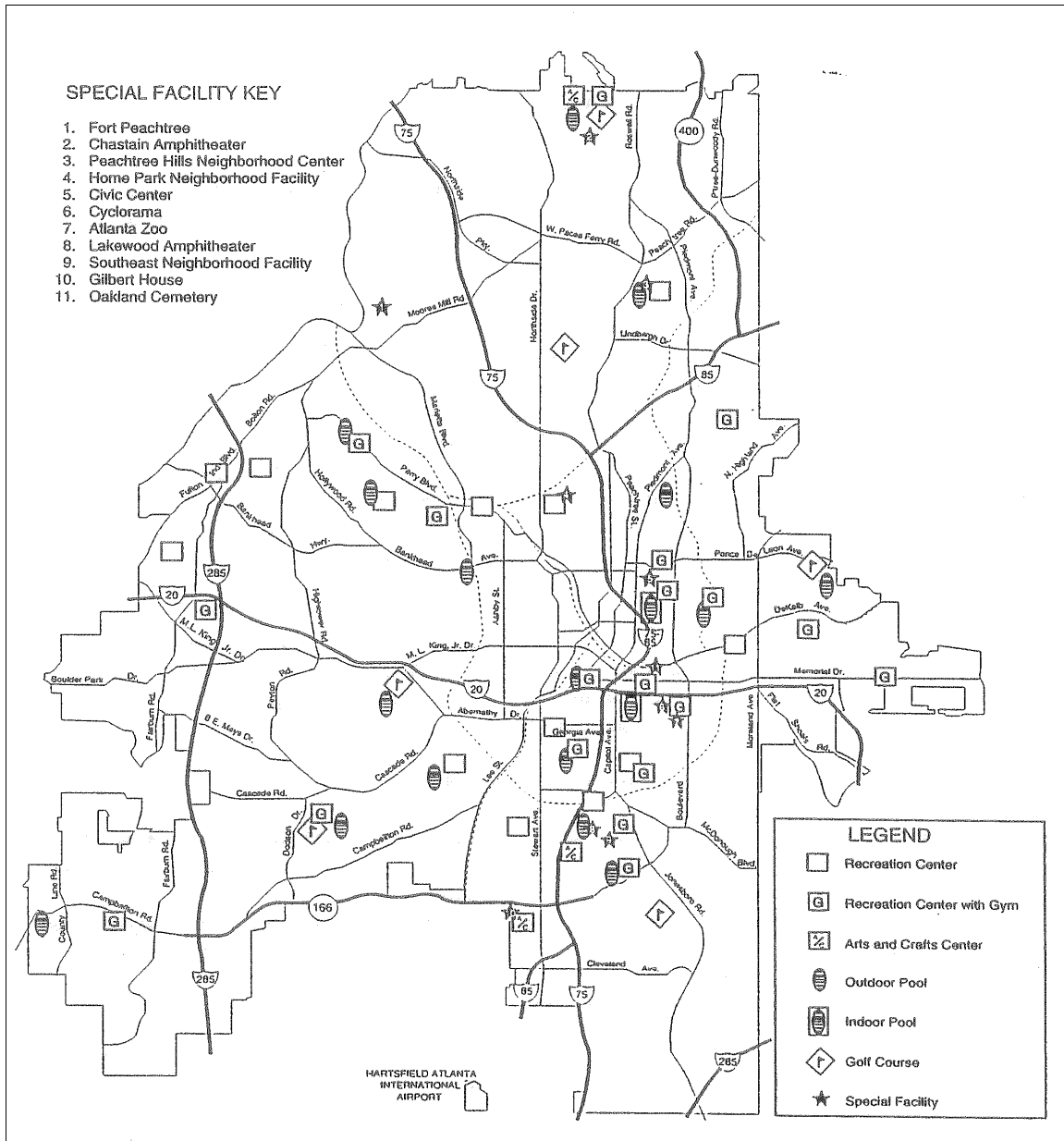
ATLANTA PUBLIC SCHOOLS

Approximately half of all Atlanta public school recreational facilities are not available to the community during non-school hours. The location of most school facilities in the community makes them ideal for after-hours use as public recreational facilities. Better coordination between Atlanta public schools and the Bureau of Recreation in the planning and programming of all publicly owned recreational facilities could substantially improve City recreational services.

ANTICIPATED FUTURE CONDITIONS: PARKS AND RECREATIONAL FACILITIES

One of the biggest problems the City must face in the future is addressing a multitude of user needs while reducing programming and maintenance costs. Specific user groups dominate most major structural facilities; for example, gymnasiums are primarily used by young adult men, pools primarily by older children and tennis centers by tennis players. These types of facilities serve only approximately 5 percent of the surrounding population, while costing approximately 50 percent of the maintenance budget and 60 percent of the capital budget. In contrast, greenway trails will serve approximately 40 percent of the surrounding communities and have relatively low maintenance costs. Additionally, structures such as gymnasiums have a limited life span.

Map 13-4: Recreational and Cultural Facilities



While structured facilities serve a useful function, more emphasis will need to be placed on facilities that have a lower development and maintenance cost and that accommodate a broader range of user groups. The Parks, Open Space and Greenways Plan recommends spending the City's limited funds on new park land and on greenway trails, both of which serve a broad population, are relatively low maintenance and will be there for future generations.

CURRENT POLICIES: PARKS AND RECREATIONAL FACILITIES

1. Provide community recreation centers within community parks that serve communities with the greatest needs.

2. Provide an efficient community pool system that targets communities with the greatest need.
3. Locate community and neighborhood recreational facilities in their respective parks and acquire open space as needed to meet acreage requirements in accordance with the park design guidelines.
4. Coordinate development and programming of all gymnasium and natatorium facilities with the Atlanta School System in order to make most effective use of city property taxes.
5. Prioritize the development of multi-use facilities, which will serve all populations and age groups.
6. Develop a system of pedestrian and bicycle trails within the open space and greenways system, for use by all ages.
7. Establish as a priority the development of multi-use trails and other multi-use facilities that serve all ages.
8. Assist in providing adequate recreational facilities in Atlanta Housing Authority communities.

CURRENT PROJECTS: PARKS AND RECREATIONAL FACILITIES

RECREATION CENTERS

A major recreation center and indoor pool are under construction for Adamsville. A natatorium is under construction for Washington Park. Additions and renovations to Anderson, Brownwood and Lang Carson recreation centers are underway. A large recreation center with two gyms and indoor recreational and competitive pools is being designed for Center Hill Park in North West part of Atlanta. All are scheduled for completion in 2003.

SWIMMING POOLS

In 1991, the City adopted a policy of replacing outdated neighborhood pools with indoor swimming pools. Indoor pools have the advantage of serving larger populations and of providing service year-round. In addition, they can be programmed by the Board of Education for organized team and school events. Citizen feedback indicates a need for an indoor pool in Ben Hill Park.

SPECIAL EVENT SITES

CURRENT CONDITIONS: SPECIAL EVENT SITES

No park in the City is adequately equipped to hold major outdoor special events. In parks that regularly host events, temporary structures and facilities such as stages, lighting posts and electrical supply outlets must be rebuilt and disassembled for every event. Parks not originally designed or planned for holding special events attract thousands of visitors. These events sometimes have had a major detrimental impact on the environmental health of the parks and have increased park maintenance costs.

Some special facilities such as the Chastain Park Amphitheater, the Cyclorama, Lakewood Amphitheater and the Civic Center draw visitors from the greater Atlanta area, thus providing service to the region as well as the City. In turn, metropolitan Atlanta provides regional parks

that the City of Atlanta cannot provide because of limited land availability. This symbiotic relationship between regional and City facilities is important to ensure equity of recreation services expenditures by various jurisdictions.

A few neighborhood parks have neighborhood facilities such as picnic shelters and gazebos. Both local residents and residents of neighborhoods Citywide use these facilities heavily.

In 2002, a mayoral-appointed Special Events Task Force made significant changes to the City's Outdoor Festival ordinance. The new ordinance was adopted by City Council in 2002. The ordinance revised the rules and raised fees for festival organizers. The Task Force is made up of representatives from various City departments, neighborhoods, other agencies, and event organizers, and meets weekly to review festival applications.

COMMERCIAL DISTRICT EVENTS

Commercial areas have a need for the staging of special events during lunchtime, evenings and weekends. The population of the City more than doubles each day when commuters arrive to work. When these temporary residents are encouraged to explore the City during the day, they tend to linger in the evenings or return on weekends to enjoy places and events nearby. These are crucial to the economic vitality of retail shopping and entertainment districts.

ANTICIPATED FUTURE CONDITIONS: SPECIAL EVENT SITES

Special events offer both social and economic benefits to the City. If the City does not provide places to adequately host these outdoor special events, we will not be able to maximize these benefits. Additionally, our park land will suffer from the outdoor events that do take place.

CURRENT POLICIES: SPECIAL EVENT SITES

1. Provide places for family and neighborhood events in neighborhood parks.
2. Provide places for community events and festivals in community parks and commercial areas.
3. Designate new special event parks for regional special events and festivals that efficiently accommodate the needs of performers, exhibitors and large crowds.
4. Require event sponsors and promoters to pay for the additional public services, such as park maintenance and police services, which are necessary for the staging and cleanup of special events.
5. Protect all park open space from overuse due to special events. Continue City policy of not allowing community events in neighborhood parks and removing regional events from community parks and from community space in regional parks.
6. Support development of the former Circle Line rail corridor around Downtown and Midtown as a Cultural Ring greenway, providing a corridor for holding cultural festivals, with a commuter train that will link historic and cultural sites.

CURRENT PROJECTS: SPECIAL EVENT SITES

LAKEWOOD SPECIAL EVENTS PARK

Lakewood Park, Lakewood Stadium and South Bend Park could be developed into a visually and functionally unified park. It would function as a community park for the surrounding neighborhood as well as a regional park for families that may spend an entire day attending several events.

MAINTENANCE AND MANAGEMENT

CURRENT CONDITIONS: MAINTENANCE AND MANAGEMENT

Parks maintenance resources have been stretched increasingly thin in past years. Funding has not kept pace with increased maintenance responsibilities, equipment is outdated, and the number of staff is inadequate. In addition, there is a need for job training, increased maintenance staff, and maintenance equipment to sustain desirable service levels.

PARK MASTER PLANS

Many neighborhood and community parks have facilities that do not adequately serve residents, are inaccessible, tend to attract vandals, and are unattractive and underused. These problems are due largely to a need for master plan designs for individual parks. Since 1968, when the City's park planning guidelines were adopted, Atlanta has grown into an international city with "big city" problems.

ENFORCEMENT OF RULES

Park rules and regulations are included in the City Code, yet are not adequately enforced because police face higher priority issues. As a result of poor park location and design and inadequate police patrol and enforcement, some parks have become places for criminal activity. Crime diminishes when use of the park by legitimate users is substantial and when there is clear visibility into the park by frequent passersby.

ANTICIPATED FUTURE CONDITIONS: MAINTENANCE AND MANAGEMENT

Emphasis will need to be put on facilities that make efficient use of limited funds by serving the most people, of all ages, and by requiring much less maintenance than architectural structures. Additionally a priority needs to be put on investments that will be here for future generations, such as greenways and park open space.

CURRENT POLICIES: MAINTENANCE AND MANAGEMENT

1. Maximize efficiency of staff and management by providing needed job training.
2. Ensure the efficient maintenance of existing park land and facilities.
3. Increase staff and equipment as new park land and facilities are acquired to ensure efficient maintenance.
4. Maximize efficient utility of park components by adopting uniform standards for play equipment and park furniture.
5. Utilize Park Planning Guidelines in the design of all parks and public open spaces.
6. Clearly post park rules and regulations in all parks.
7. Produce park management plans that include staffing, maintenance schedules, equipment, training, quality control, and annual cost.

8. Locate new block, neighborhood, and community parks only in areas that are highly visible from surrounding residential streets.
9. Include park rules and regulations as part of the City's law enforcement code, so that police may enforce observance of these regulations.
10. Utilize greenway trails to increase activity and visibility in parks and neighborhoods.
11. As part of police training, educate all police on park regulations, as specified in the City Code, so that they will know to enforce such regulations.
12. Include cleanup costs in the fees charged for special events.
13. Close parks with security problems after dark. When parks are open at night, provide adequate lighting and park personnel. House caretakers on site where appropriate.

FUNDING

ANTICIPATED FUTURE CONDITIONS: FUNDING

Alternate funding sources will have to be identified to supplement DPRCA's current general fund allocation. Several avenues hold promise. They include a General Obligation Bond (GO Bond), increasing the Park Improvement Fund, increasing the Annual GO bond, use of impact fee revenues, and the establishment of a parks endowment. Several financing trends of the last decade promise to play important roles in shaping the financial management of parks in the future. These include: leasing of major facilities, joint-use of facilities, and private sector support. The successful leasing of facilities, such as City golf courses, Lakewood Fairgrounds and the Civic Center Convention Hall, is encouraging and will likely become a standard operation and maintenance method in the future. Joint-use of facilities is not a new idea, but is being resurrected as even more attractive to potential project partners as the price of real estate in Atlanta rises. Many private sector groups and corporations have volunteered to support and develop a number of parks projects over the last ten years.

CURRENT POLICIES: FUNDING

FINANCING ALTERNATIVES

1. Use greenspace and greenway acquisition funds to leverage funds offered by private and public partners.
2. Finance parkland acquisition by acquiring large tracts of open space and sell appropriate residential home sites to overlook a centralized park. Use the resulting revenues to pay for the open space acquisition.
3. Utilize conservation easements for greenway acquisition.
4. Use, where appropriate, special taxes and districts such as community improvement districts (CIDs), special tax districts (STDs), and tax allocation districts (TADs) to increase the quantity of, and improve the maintenance of, parks and public open space.
5. Utilize the existing Planned Development (PD) zoning regulations as a means to maximize public open space potential.
7. Develop and program all elementary schools jointly with neighborhood parks, and high schools with community parks, where appropriate, to make maximum use of city property taxes.

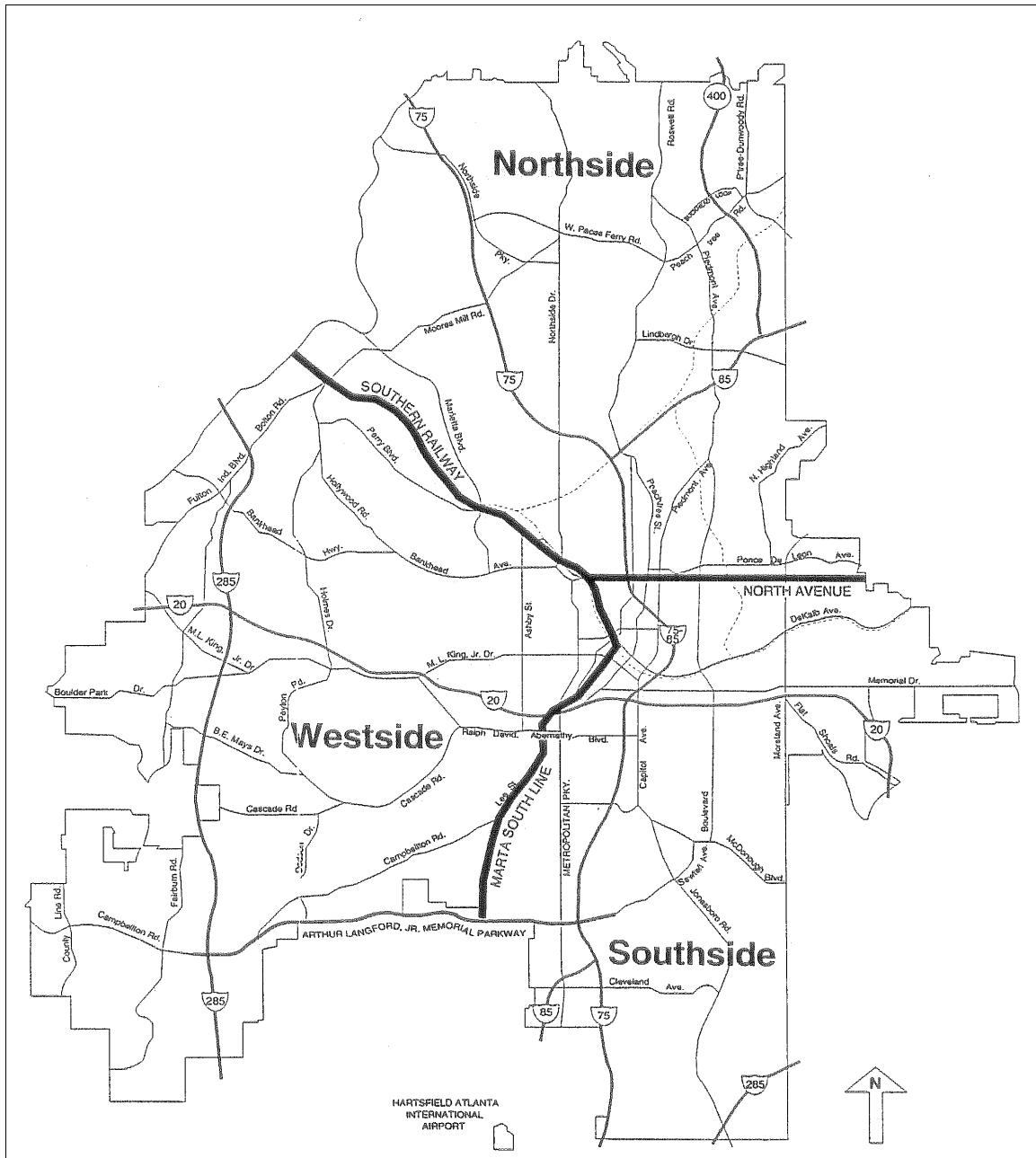
LEGISLATION

1. Pass State legislation to increase the GO Bond that the City can issue annually from \$8 million to \$12 million and dedicate \$4 million annually to capital projects for parks.
2. Pass a Citywide referendum for a \$50 million GO Bond dedicated to open space acquisition and development projects identified in this plan (\$5 million per year for 10 years).
3. Increase the Park Improvement (PI) Fund from .54 mil (approximately \$6 million annually) to a full 1 mil (approximately \$12 million annually) and dedicate the full PI Fund millage to City parks capital improvements.
4. Increase the sidewalk width requirements in Downtown, Midtown, Buckhead, and other commercial areas to a minimum of fifteen feet to increase public open space.

PRIVATE SUPPORT

1. Establish a Parks Alliance [PAL] to oversee private funding for implementation of the Parks, Open Space and Greenways Plan.
2. Establish a parks endowment under the auspices of the proposed Parks Alliance.
3. Support the PATH Foundation to act as an agent of the City to assist the City in the implementation of the City of Atlanta Greenway Trails Corridor Plan.
4. Utilize community service programs to augment maintenance staff resources in City parks.
5. Continue to support and utilize Trees Atlanta in planting trees in public rights-of-way, on public lands, and in parking lots that are required to meet the regulations of the parking lot landscape ordinance.
6. Continue to support communities who apply for private foundation grants for park and greenspace acquisition and improvements in their neighborhoods.

Map 13-5: Parks and Recreation Service Areas for Impact Fee Purposes



PARK IMPACT FEES

Park impact fee policies presented in this section are a summary of policies provided in two source documents: (1) "Technical Analysis of Parks and Recreation Facilities for Impact Fee Policy Purposes," based on findings of the Impact Fees Study, City of Atlanta, Georgia, 1993, by James Duncan and Associates and others, and (2) a resolution by the Human Resources, Community Development and Finance Committees which establishes policies for the use of park impact fees.

Park impact fee revenues cover only the costs of acquisition and development of land, but not construction of buildings or other facilities. Policies are presented under the following headings: existing facilities, service areas, levels of service, capital costs, revenue credits, and fee schedule.

Service Areas

1. Three parks and recreational service areas have been defined. They are Northside, Westside, and Southside.
2. In order to avoid creating significant existing deficiencies, the boundaries of service areas are drawn so that the level of service for individual service areas is as close as possible to the existing citywide average.
3. Each of the service areas should have significant growth potential in order to justify the need for impact-fee expenditures.

Existing Facilities

For the purposes of calculating park impact fees, the City's park inventory consists of 3,200 acres of land, and includes block, neighborhood and community parks; conservation parks and nature preserves; and golf courses and other special recreational facilities. Excluded, however, are the Civic Center, Lakewood Amphitheater and Fairgrounds, land leased by the City at Lake Allatoona and land owned or leased by the City outside the city limits.

Levels of Service

1. Park impact fees are based on level-of-service standards that relate acres of parkland to functional population ("full-time equivalent" people present in the City).
2. The level of service should be established no higher than the existing level of service in each service area.
3. The City adopts a single level of service of 5.75 acres per 1,000 functional population for each service area. The adopted level of service leaves existing excess capacity in each of the three service areas.
4. Because of existing excess capacity at the recommended level of service, and in order to ensure that impact fees adopted by the City are competitive with other jurisdictions, the City adopts a policy to charge only 50 percent of the full cost of acquiring and developing park land in the Northside service area.
5. The cost of constructing facilities was excluded from the fee calculations in order to ensure competitiveness and to be conservative in the calculation of recoupment fees.
6. Because of the City's policy of encouraging growth in the Southside and Westside areas and because these areas have considerable excess capacity, the City policy is to charge only 50 percent of the full cost of park land acquisition and development in the Southside and Westside service areas.

7. The Georgia Development Impact Fee Act requires service-area-by- service-area policy decisions, which allows for differential assessment levels even without legislative findings.
8. These discounted fees will be recoupment fees that essentially reimburse the City for excess capacity that already exists to accommodate new development.
9. The City adopts the policy that all recoupment fees will be used to reimburse other non-recoupment impact-fee accounts for exemptions, with the remaining park recoupment funds to be spent for parks and recreation purposes in the service areas in which they were collected.
10. Because of limited excess capacity in these areas, the park fees in the Northside and Westside service areas will be recoupment for only the next seven to eight years.

Capital Costs

1. The City has decided to adopt park impact fees only to cover the cost of parkland and development, but not to cover facility costs.
2. The average cost of acquiring an acre of land for park purposes in the south and western portions of the City has been about \$10,000 per acre in current dollars. For the Northside service area, the figure is \$46,047. The total development cost per acre has been determined to be \$43,000; thus; the cost for purchase and development of parkland in the Southside and Westside is \$53,422 (\$10,000+\$43,000) and on the Northside is \$89,047 (\$46,047+\$43,000). Those figures will be used in calculating impact fees.

Use of Park Impact Fee Revenues

1. The City will only use Park Impact Fees to fund projects that meet the following criteria:
 - The project is identified in the City's Comprehensive Development Plan,
 - The project will expand the capacity of the City's park system so as to accommodate future development, and is identified as such in the Capital Improvements Program, and
 - The project involves the acquisition and/or development of parkland rather than the construction of recreation facilities.
2. The City shall assign priority to projects for which City funds will leverage equal or greater amounts of state, federal, and/or private funds.
3. The City shall reserve three percent of park impact fee revenues for the purpose of funding administrative costs associated with the collection and use of said revenues.

CURRENT PROGRAMS: FUNDING

GREENSPACE FUNDING SOURCES

The following have been identified as potential funding sources for the City of Atlanta's Greenspace Program:

- Georgia Greenspace Fund
- Consent Decree, Greenway Acquisition Project
- Park Impact Fees
- 2000 Quality of Life Bond
- Georgia DOT's Wetland Mitigation Banking Program
- General Fund
- Grants
- Donations
- Atlanta/Fulton Land Bank Authority
- Land and Water Conservation Funds
- Park Improvement Fund
- Transportation Enhancement Monies
- Community Development Block Grants (CDBG)
- Foundations

The following organizations provide both funding and in-kind services toward maintenance and improvement of the parks:

PARK PRIDE

Park Pride, Inc. is a nonprofit, volunteer organization established in 1986 to build civic and corporate support for City of Atlanta parks. The organization works to preserve, enhance, and promote parks and green spaces and to encourage acquisition and development of new parks and green spaces. Park Pride Atlanta oversees the "Adopt-A-Park" program, in which corporate sponsors and neighborhood, civic, youth, and senior groups assume responsibility for park maintenance and improvements. This system is key to the success of small parks, which are valued by communities but are expensive and difficult for the City of Atlanta to maintain.

PIEDMONT PARK CONSERVANCY

The Piedmont Park Conservancy is a nonprofit organization working with the City of Atlanta and neighborhood and civic associations to develop a strategy for private investment in the expansion and revitalization of Piedmont Park. This effort is an example of a public-private partnership for investment in parks Citywide.

PATH FOUNDATION

The PATH Foundation is a nonprofit organization formed in 1991 to design, capitalize and build the greenway trails system proposed by the City. PATH has worked with the Mayor's Green Ribbon Committee and the Bureau of Planning in developing the City of Atlanta Greenway Trail Corridor Plan.

FREEDOM PARK CONSERVANCY

In 1997, CAUTION, Inc., the nonprofit neighborhood organization responsible for the re-design of Freedom Parkway, was re-incorporated as the Freedom Park Conservancy/CAUTION, Inc. The community-based Conservancy is working with the City to develop and maintain Freedom Park.

GRANT PARK CONSERVANCY

The Grant Park Conservancy is committed to the restoration, beautification and preservation of historic Grant Park. The Grant Park Conservancy is a non-profit volunteer organization that raises funds independently, organizes volunteer work groups and builds a cohesive constituency to accomplish its mission. The purpose is to work in tandem with the City of Atlanta Bureau of Parks with regard to the implementation of the Master Plan (adopted by the City Council of Atlanta in May 1998). The Conservancy works within the parameters of the Master Plan.

OLMSTED LINEAR PARK ALLIANCE

The Olmsted Linear Park Alliance is working with the Bureau of Parks to implement a master plan for all sections of the Olmsted Linear Park. To date, the Alliance has raised \$1.7 million for the Oak Grove section and \$800,000 for the Shadyside and Dellwood sections.

2004 CDP PARKS AND RECREATION PROJECTS AND PROGRAMS

Note: In addition to the projects listed in the Current and New Projects and Programs lists below, all existing parks properties are included in the CDP by default for maintenance and improvements purposes. A Key to the abbreviations under the Funding Source column is shown below.

Key to Funding Source Abbreviations

Adopt-A-Park	Park Pride's Adopt-A-Park program
G.O.	General Obligation Bond
P.I.	Park Improvement Funds
CDBG	Community Development Block Grants
IF	Park Impact Fees
UPAAR	Urban Park Action And Recovery Grant
L&WCF	Land and Water Conservation Fund
DOT	Georgia Dept. of Transportation
GG	Georgia Greenspace Program

Project List 13-1: 2004 CDP Parks and Recreation Current Programs and Projects

Number	Description	Initiation Year			Completion Year	COST	Funding Source	Responsible Party	CIP #	NPU	CD
1	A.D. Williams Park		5		2006	215	Adopt-A-Park P.I.	DPRCA	PK050	G	9
2	Adair I Park		5	15	2016	50	Adopt-A-Park P.I.	DPRCA	PK100	V	4
3	Adair II Park		5	15	2016	100	Adopt-A-Park P.I.	DPRCA	PK101	V	4
4	Adams Park Improvements	1	5		2006	2001	G.O. & P.I.	DPRCA	PK002	R	11
5	Adamsville Gym Construction	1	5		2006	13000	G.O. & CDBG	DPRCA	PK210	H	10
6	Allatoona Resident Cabins		5	15	2016	140	P.I.	DPRCA	PK171	not in city	not in city
7	Anderson Park Improvements		5		2008			DPRCA	PK004	J	3
8	Arthur Langford Park Improvements	1	5	15	2016	501	CDBG	DPRCA	PK024	Y	1
9	Arthur Langford Park Natural Area Expansion		5		2006		CDBG	DPRCA	PK024	Y	12
10	Arthur Langford Recreation Center Improvements		5	15	2016		CDBG	DPRCA	PK024	Y	12
11	Ashby Street Garden Park			15	2016	50		DPRCA	PK209	L	3
12	Atlanta Civic Center Handicapped Access and Auditorium Improvements	1			2001	1,100	Capital Projects Fund	DPRCA	PK140	M	2
13	Atlanta Memorial Park	1	5	15	2016	1500	P.I.	DPRCA	PK184	C	8
14	Barbara Ann McCoy Park			15	2016	120	CDBG	DPRCA	PK201	S	4

Number	Description	Initiation Year			Completion Year	COST	Funding Source	Responsible Party	CIP #	NPU	CD
16	Beaver Brook Park		5		2006	50	Adopt-A-Park P.I.	DPRCA	PK236		9
17	Central Park	1	5	15	2016	190	Adopt-A-Park P.I.	DPRCA	PK006	M	2
18	Beecher Circle Park		5		2006	10	P.I.	DPRCA	PK160	I	11
19	Ben Hill Natatorium		5		2006	6000	CDBG & G.O. I.F.	DPRCA	PK027	P	11
20	Bessie Branham Park Improvements		5	15	2016	1100	P.I.	DPRCA	PK149	O	5
21	Bitsy Grant Tennis Center Improvements	1	5	15	2016	1000	P.I. & G.O.	DPRCA	PK072	C	8
22	Browns Mill Park Improvements		5	15	2016	50	P.I.	DPRCA	PK055	Z	12
23	Brownwood Park		5	15	2006	200	P.I.	DPRCA	PK103	W	5
24	Brownwood Park Recreation Center Improvements	1	5	15	2002	500	P.I.	DPRCA		O	5
25	Butler Park	1	5	15	2016	10	P.I.	DPRCA	PK056	M	2
27	Cabbagetown Park, Kirkwood Tye Project	1				750	G.O.	DPRCA, APS, ADA		N	5
28	Candler Park	1	5	15	2016	970	G.O., P.I., Adopt-A-Park	DPRCA	PK185	N	6
29	Cascade Springs Nature Preserve		5		2006	186	P.I.	DPRCA	PK157	I, R	11
30	Center Hill Park Development	1	5	15	2016	18000	CDBG / G.O.	DPRCA	PK077	J	9
31	Chastain Amphitheatre	1	5		2006	150	P.I.	DPRCA	PK186	A	8
32	Chastain Pool Improvements		5	15	2006	6000	P.I. & Private	DPRCA	PK011	A	8
33	Chastain Tennis Center	1	5		2006	50	P.I.	DPRCA	PK241	A	8
34	Chattahoochee Nat'l Recreation Area Improvement & Expansion		5		2020	150,000	Nat'l Park Service	NPS		A, C,	8,9

Number	Description	Initiation Year			Completion Year	COST	Funding Source	Responsible Party	CIP #	NPU	CD
										D, G, H	
35	Chattahoochee River Way Corridor and Recreational Parks	1	5	15	2016	20010	Park Impact Fees, Private, G.O.	DPRCA	PK O99	A, C, D, G	8,9
36	Chosewood Park Tennis Courts		5	15	2016	60		DPRCA	n.i.	Y	1
37	Citywide Multi-use and Recreational Trails and Greenway System	1	5	15	2016	30000	Private, IF	DPRCA	n.i.	all	all
38	Civic Center		5	15	2016	5225	Capital Projects Trust Fund	DPRCA	PK140	M	2
39	Cleveland Avenue Park		5	15	2016	170	CDBG	DPRCA	PK127	Z	12
40	Collier Drive Park		5	15	2016	235	P.I. & CDBG	DPRCA	PK075	H	10
41	Coronet Way Park			15	2016	75	P.I.	DPRCA	PK234	C	9
42	Cultural Ring Greenway and Special Events Corridor		5		2010			DPDNC, DPRCA, DPW		C,D, E,F, G,J, K,L, M,N, S,T, V,W ,X,Y	1,2,3 ,4,5, 7,8,9 ,
43	Daniel Johnson Park		5	15	2016	50	P.I.	DPRCA	PK241	F	6
44	Daniel Stanton Park	1	5	15	2016	6000	P.I. & CDBG	DPRCA	PK068	V	1
45	Dean Rusk Park		5	15	2016	165	Adopt-A-Park	DPRCA	PK066	T	4
46	Deerwood Park	1	5		2006	295	P.I.	DPRCA	PK187	P	11
47	Dobbs Plaza		5		2001	2410	Adopt-A-Park	DPRCA	n.i.	M	2
48	Downtown Garden Parks		5		2016	3200	Adopt-A-Park	DPRCA	n.i.	M	2

Number	Description	Initiation Year			Completion Year	COST	Funding Source	Responsible Party	CIP #	NPU	CD
49	Downtown Greenspace Plan		5	15	2016	50	Private	DPRCA	PK230	M	2
50	East Lake Zabon Center Improvements		5	15	2016	700	CDBG	DPRCA		O	5
51	Edgewood Land Acquisition					TBD		DPRCA		N	5
52	Emma Millican Park			15	2016	80	CDBG	DPRCA	PK231	X	12
53	Empire Park	1	5		2006	145	CDBG	DPRCA	PK128	Z	12
54	English Avenue/Vine City Parks & Open Space	1			2005		GG	DPRCA, DPDNC		L	3
55	English Park	1	5		2006	150	P.I.	DPRCA	PK058	G	9
58	Flat Shoals SE / Clifton SE Beautification					TBD		DPRCA		W	5
59	Frankie Allen Park	1		15	2016	300	Adopt-A-Park	DPRCA	PK052	B	7
60	Freedom Park Development	1	5	15	2016	1000	Private, DOT, IF	DPRCA	n.i.	N	2
61	Garden Hills	1	5	15	2016	600	Adopt-A-Park	DPRCA	PK007	B	7
62	Gilbert House Improvements	1	5	15	2016	190	P.I. & CDBG	DPRCA	PK076	X	12
64	Goldsboro Park	1	5		2006	50	Adopt-A-Park	DPRCA	PK188	N	6
65	Grant Park Improvements	1	5	15	2016	2900	P.I. & G.O.	DPRCA	PK019	W	1
66	Grove Park		5	15	2016	350	P.I., CDBG	DPRCA	PK087	J	9
67	Harwell Heights	1	5	15	2016	100	CDBG	DPRCA	PK170	I	10
68	Howell Park - West End		5	15	2016	10	CDBG	DPRCA	PK189	T	4
69	Isabelle Gates Webster	1	5	15	2014	180	P.I.	DPRCA	n.i.	I	10
70	J.D. Sims Park		5	15	2016	55	P.I.	DPRCA	PK232	M	2
71	J.F. Kennedy Park		5		2006	100	CDBG	DPRCA	PK190	L	3
72	John A. White Park Improvements		5	15	2016	378	P.I.	DPRCA	PK048	S	11

Number	Description	Initiation Year			Completion Year	COST	Funding Source	Responsible Party	CIP #	NPU	CD
73	Lakewood Park Restoration		5		2010	1,925	G.O.	DPRCA, DPDNC, DPW		Y	1,12
74	Lang Carson Recreation Center Improvements		5		2006			DPRCA		N	5
75	Lang Carson Security Lights & Improvements			15	2016	250		DPRCA	PK008	N	5
76	Lenox Wildwood Park & Improvements	1		15	2016	100	P.I.	DPRCA	PK070	F	6
77	Lionel Hampton Park	1			2010	1,925	G.O.	DPRCA		I	10,11
78	Little Five Points Park (Finley Park)		5		2006	30	P.I.	DPRCA		N	2
79	Maddox Park Improvements	1	5		2006	150	P.I.	DPRCA	PK029	K	3
80	Margaret Mitchell Park	1	5		2006	150	Adopt-A-Park	DPRCA	PK185	M	2
83	McClatchey Park		5		2006	25	P.I.	DPRCA	PK130	E	7
84	McGhee Tennis Center	1	5	15	2016	150	P.I.	DPRCA	PK243	S	11
85	Melvin Drive Park		5	15	2016	600	P.I.	DPRCA	PK156	P	11
86	Montvallo / Fayetteville Road Land Acquisition					TBD		DPRCA	W	5	
87	Mozley Park		5	15	2016	2001	P.I. & CDBG	DPRCA	PK079	K	3
88	Natatorium (Midtown)		5		2007			DPRCA		F	6
89	Northwest Community Park	1	5	15	2016	5000	P.I.	DPRCA	n.i.	D, G	8,9
90	Oakland Cemetery Improvements		5		2006	3600	Trust Fund & G.O.	DPRCA	PK034	W	5
91	Old Fourth Ward Parks	1	5		2006	791	Adopt-A-Park	DPRCA	n.i.	M	2

Number	Description	Initiation Year			Completion Year	COST	Funding Source	Responsible Party	CIP #			NPU	CD
92	Olmsted Linear Parks	1					private	DPRCA, private				N	6
93	Orme Park	1	5		2006	50	P.I.	DPRCA	PK197			F	6
94	Park Impact Fee Schedule Update	1			2004	20							
95	Parks, Open Space, and Greenways Plan Update	1			2002	20							
96	Peachtree Creek/ Clear Creek Stormwater Management Project (Ponce de Leon Springs Park, Civic Center Park, Piedmont Park expansion)	1	5	15	2016	50000	Capital Projects Fund, P.I.	DPW	n.i.			E, F, M	2,5,8
97	Peachtree Hills Park and Gym		5	15	2016			DPRCA	PK064			B	7
98	Perkerson Park Improvements	1	5	15	2016	15000	CDBG	DPRCA	PK039			X	12
99	Phoenix McGill Park		5		2006	95	Adopt-A-Park	DPRCA	PK164			V	4
100	Phoenix Park III		5	15	2016	50	Adopt-A-Park	DPRCA	PK165			V	4
101	Phoenix/ Dunbar Park/ ROSA BIRNEY PARK Improvements	1	5	15	2016	935	CDBG	DPRCA	PK041			V	2
102	Piedmont Park Master Plan Implementation	1	5		2006	19182	Piedmont Park Conservancy, GO	DPRCA	n.i.			E, F	6
103	Piedmont-Auburn Park		5		2006	50	P.I., GO	DPRCA	PK214			M	2
104	Pittman Park		5	15	2016	215	P.I.	DPRCA	PK174			V	4

Number	Description	Initiation Year			Completion Year	COST	Funding Source	Responsible Party	CIP #	NPU	CD
105	Playscape Replacements at Various Parks		5		2006	300	CDBG	DPRCA	n.i.	all	all
106	Rawson Washington Park		5	15	2016	50	CDBG		PK1 07	V	2
107	Regional Park: Atlanta in DeKalb		5		2020						
108	Regional Park: Ben Hill Area		5		2020			DPDNC		R, P	11
109	Regional Park: Northeast Atlanta		5		2020			DPDNC		A, B	7,8
110	Regional Park: West Atlanta	1			2020			DPDNC		G, H, I, J	9,3, 10
111	Reynoldstown Rail Corridor Acquisition	1								M, O	5
112	Rose Circle Playlot		5		2006	55	CDBG	DPRCA	PK2 25	T	4
113	Sandtown Park			15	2016	30	P.I.	DPRCA	PK2 14	P	11
114	SE Atlanta Ballfield/ Track Improvements		5		2006	800	CDBG	DPRCA	PK1 58	H	10
115	Shady Valley Park		5	15	2016	175	CDBG	DPRCA	PK0 93	B	6
116	South Atlanta Park		5	15	2016	50	P.I.	DPRCA	PK2 02	Y	1
117	South Bend Park	1	5	15	2016	6000	CDBG	DPRCA	PK0 67	Y	12
118	Southside Park	1	5	15	2016	736	L&WCF, G.O., P.I.	DPRCA	PK0 44	Z	12
119	Stone Hogan Park		5		2006	135	P.I.	DPRCA	PK2 13	P	11
120	Thomasville Park	1	5		2006	360		DPRCA	PK0 45	Z	1

Number	Description	Initiation Year			Completion Year	COST	Funding Source	Responsible Party	CIP # NPU CD		
121	Tucson Trail Park	1	5	15	2016	175	P.I.	DPRCA	PK1 16	P	11
122	Underwood Hills		5	15	2016	185	P.I.	DPRCA	PK2 03	D	9
123	University Park		5	15	2016	195	P.I.	DPRCA	PK2 04	T	4
125	Venetian Hills/Oakland City Parks & Open Space	1					GG	DPDNC		S	4
126	Walker Park		5	15	2016	185	P.I.	DPRCA	PK2 05	O	5
127	Washington Park Improvements	1	5	15	2016	1500	CDBG, P.I., G.O.	DPRCA	PK0 80	K	3
129	Water Tower Park	1			2001	190	CDBG	DPRCA	n.i.	M	2
130	Wesley Coan Park Improvements	1	5		2006	506	CDBG	DPRCA	PK0 12	O	5
131	West End Park	1	5	15	2016	5045	CDBG	DPRCA	PK2 06	T	4
132	West Manor Park	1	5	15	2016	100	Adopt-A-Park	DPRCA	PK1 09	I	10
133	Whittier Mill Park Development	1	5		2006	2000	IF, Capital Projects Fund, CDBG, Private	DPRCA	n.i.	D	9
134	Wildwood Urban Forest	1			2010		IF, CD, Private	DPDNC, DPRCA, DPW		F	6
135	Willoughby Way/ Ralph McGill Park		5		2006	108	Adopt-A-Park	DPRCA	n.i.	M	2
136	Wilson Mill Park		5	15	2016	370	CDBG	DPRCA	PK0 51	H	10

Number	Description	Initiation Year			Completion Year	COST	Funding Source	Responsible Party	CIP #	NPU	CD
137	Windsor Street Playlot Renovations		5		2006	312	CDBG	DPRCA	n.i.	V	2,4
138	Winn Park Improvements	1	5		2006	50	P.I.	DPRCA	n.i.	E	7
139	Woodland Garden Park		5	15	2016	5	Adopt-A-Park	DPRCA	PK2 11	W	1

Project List 13-2: 2004 CDP Parks and Recreation COMPLETED Programs and Projects

Number	Description	Initiation Year			Completion Year	COST	Funding Source	Responsible Party	CIP #	NPU	CD
1	Anderson Park Improvements	1	5		2006	500	P.I. & CDBG	DPRCA	PK004	J	3
2	Bass Annex		5		2006	275	P.I.	DPRCA	PK053	N	2
3	Chosewood Park Tennis Courts		5	15	2016			DPRCA		Y	1
4	Family Entertainment Center	1			2001	2,500	Atlanta-Fulton Co. Rec. Auth.	Atlanta-Fulton Co. Rec. Auth.		V	2
5	Lang Carson Recreation Center Improvements		5		2006	1,000	P.I. & CDBG	DPRCA		N	5
6	Lang Carson Security Lights & Improvements			15	2016	250	P.I.	DPRCA	PK008	N	5
7	Martin Luther King, Jr. Community Center Replacement	1	5		2006	1,700	CDBG, P.I., G.O.	DPRCA	PK095	M	2
8	Peachtree Hills Park & Gym		5	15	2016	1,400	P.I.	DPRCA	PK064	B	7
9	Washington Park Natatorium Construction	1	5		2006	5,000	G.O. & CDBG	DPRCA	PK080	K	3